

ACCURATE VALUERS

VIVEK AGARWAL

{Valuation of Immovable Properties and Plant & Machinery}
Government Registered Valuer

Surveyor / Loss Assessor
Licence No.~SLA 29650
Valid upto 12TH September 2026
Institution of Valuers Regd. No.~F-7108
Fellow Member of Indian Institute of Insurance
Surveyor & Loss Assessor Membership No.~F/N/02339
Government Registered Valuer u/s 34AB of the
Wealth-Tax Act, 1957 No.~CAT-I/645/182/2015-16
Member of IOV Registered Valuers Foundation

Chartered Engineer, Government Registered Valuer
Insurance Surveyor & Loss Assessor, Certified Insurance Arbitrator
Phone No.~ 011-45120705, 9810120705, 8800663705
Members :~
Delhi Insurance Institute,
Government Registered Valuer,
The Institution of Engineers (India),
Automobile Association of Upper India,
Fellow Member of Institution of Valuers,
Loss Prevention Association of India Ltd.,
Fellow Member of Indian Institute of Insurance Surveyor & Loss Assessor
Certified Insurance Arbitrator (Asean Institute of Insurance & Risk Management (AIIRM))

PAN No.~ AA0FA0585E
INCOME TAX DAN NO. : DELGIAA0FA585E

FORM-REG-2

ENGINEER'S CERTIFICATE

((To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report))

Ref No-014

Date: 13/04/2026

Information as on 31/03/2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project Godrej Jardinia [UPRERA Registration Number - UPRERAPRJ288309/04/2024] situate in Group Housing Plot No. GH-01/B , Sector - 146, Tehsil - Gautam Buddha Nagar, Competent / Development Authority - Noida Authority, District - Gautam Buddh Nagar, PIN - 201310, admeasuring 25001 sq.mts. area being developed by M/s Godrej Properties Limited ,UPRERA Registration Number - UPRERAPRJ288309/04/2024

I/We Accurate Valuers have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Godrej Jardinia<Project Id>, situate on the Group Housing Plot No. GH-01/B of Tehsil Gautam Buddh Nagar, Competent/ Development Authority Noida Authority District Gautam Buddh Nagar PIN 201310 admeasuring 25001 sq.mts area being developed by M/s Godrej Properties Limited ,UPRERA Registration Number - UPRERAPRJ288309/04/2024

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- Ar. Avanish Srivastav (Golden India Architects) as Licensed Surveyor / Architect
- M/s Dr. Kelkar Designs Pvt. Ltd. as Structural Consultant
- M/s CESPL (Consummate Engineering Services Pvt. Ltd.) as MEP Consultant
- Mr. Pushkar Jee as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us is given in following Table A and Table B:

Table-A1

Table-A1							
Building/Wing/ Block /Tower Number or Name		Tower 1 (Bellavue)					
1	2	3	4	5	6	7	8
S. No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No.3)
1	Excavation	132	41	100%	131.99	41.23	31.23%
2	Total Number of Basement and Plinth	4449	2586	100%	4,449.46	2,585.74	58.11%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	6359	923	16%	1,017.38	923.16	14.52%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3818					
7	Sanitary Fittings within the Flat/Premises,	566					
8	Electrical Fitting within the Flat/Premises	727					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases & Lifts	548					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing/ Block/ Tower, Overhead and Underground Water Tanks	836					

11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical & Mechanical Equipment etc.	2398					
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	0					
	TOTAL	19832	3550		5599	3550	

Tower Name – A2							
Building/Wing/ Block /Tower Number or Name		Tower 2 (Serein)					
1	2	3	4	5	6	7	8
S. No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No.3)
1	Excavation	132	41	100%	131.99	41.25	31.25%
2	Total Number of Basement and Plinth	4471	2663	100%	4,471.17	2,663.35	59.57%
3	Total Number of Podiums						
4	Stilt Floor						

5	Total Number of Slabs of Super Structure	6381	273	5%	319.05	273.24	4.28%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3789					
7	Sanitary Fittings within the Flat/Premises,	566					
8	Electrical Fitting within the Flat/Premises	731					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases & Lifts	541					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing/ Block/ Tower, Overhead and Underground Water Tanks	836					
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical & Mechanical Equipment etc.	2395					
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	0					
	TOTAL	19842	2978		4922	2978	

Tower Name – A3

Building/Wing/ Block /Tower Number or Name		Tower 3 (Emperio)					
1	2	3	4	5	6	7	8
S. No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No.3)
1	Excavation	128	40	100%	128.00	39.93	31.20%
2	Total Number of Basement and Plinth	4366	2479	100%	4,366.44	2,478.64	56.77%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	6340	983	18%	1,141.25	982.89	15.50%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3679					
7	Sanitary Fittings within the Flat/Premises,	541					
8	Electrical Fitting within the Flat/Premises	729					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases & Lifts	546					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing/ Block/ Tower, Overhead and Underground Water Tanks	801					

11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical & Mechanical Equipment etc.	2355					
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	0					
	TOTAL	19486	3501		5636	3501	

Tower Name – A4							
Building/Wing/ Block /Tower Number or Name		Tower 4 (Courtyard)					
1	2	3	4	5	6	7	8
S. No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No.3)
1	Excavation	118	36	100%	117.68	36.47	30.99%
2	Total Number of Basement and Plinth	4008	2393	100%	4,007.91	2,392.70	59.70%
3	Total Number of Podiums						
4	Stilt Floor						

5	Total Number of Slabs of Super Structure	5936	460	10%	593.58	460.07	7.75%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3390					
7	Sanitary Fittings within the Flat/Premises,	496					
8	Electrical Fitting within the Flat/Premises	713					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases & Lifts	548					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing/ Block/ Tower, Overhead and Underground Water Tanks	759					
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical & Mechanical Equipment etc.	2215					
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	0					
	TOTAL	18183	2889		4719	2889	

Tower Name – A5

Building/Wing/ Block /Tower Number or Name		Tower 5 (Verdue)					
1	2	3	4	5	6	7	8
S. No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No.3)
1	Excavation	128	40	100%	128.00	39.91	31.18%
2	Total Number of Basement and Plinth	4333	2580	100%	4,333.01	2,580.43	59.55%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	6344	473	10%	634.41	472.63	7.45%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3691					
7	Sanitary Fittings within the Flat/Premises,	541					
8	Electrical Fitting within the Flat/Premises	731					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases & Lifts	551					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing/ Block/ Tower, Overhead and Underground Water Tanks	801					

11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical & Mechanical Equipment etc.	2357					
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	0					
	TOTAL	19477	3093		5095	3093	

Table – B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

							(in Rs Lac)
1	2	3	4	5	6	7	8
S. No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No.3)
1	Internal Roads & Footpaths	3214					
2	Water Supply/Drinking Water Facilities	1170					
3	Sewerage (chamber, lines, Septic Tank, STP)	595					

4	Storm Water Drain	157					
5	Landscaping & Tree Planting	0					
6	Street Lighting	212					
7	Community Buildings	7805					
8	Treatment & Disposal of Sewage & Sullage water /STP	98					
9	Solid Waste Management & Disposal	23					
10	Water Conservation, Rainwater Harvesting	0					
11	Energy Management/Use of Renewable Energy	33					
12	Fire Protection and Fire Safety Requirements	1122					
13	Electrical Sub Station, Control Panel & Meter Room	1003					
14	Receiving Station	321					
15	Plan of Development Works	88					
16	Emergency Evacuation Services	0					
17	Common Facilities in Basement	544					
18	Others, if any (Security ,Basement Ventillation Misc)	9838	5007	50.89%	5007	5007	50.89%
	TOTAL	26223	5007		5007	5007	

3. We estimate the Total Cost for completion of the project under reference as Rs. 1230,42,50,799 (Total of column no. 3 in Tables A1, A2,A3,A4,A5, and Table B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 31st March 2026 is Rs. 210,18,44,742 (Total of column no. 7 in Tables A1, A2, A3, A4, A5 and Table B).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows –

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1, A2, A3, A4, A5, A6

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Dated : 13th April, 2026



Name : VIVEK AGARWAL

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Aadhar No. : 923343910915

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(License No. AM0723382 of Authority)